

blight today. In some cases, zoning ordinances have failed to provide for a compatible system of land use relationships or for ample yards and courts for light and air. In other instances, the failure to control the subdivision of land has produced impractical layout of lots, blocks, and streets and has allowed the platting of land subject to flooding. On the other hand, sound legislation has frequently been rendered ineffective because of improper enforcement.

Inadequate Public Services

The provision of adequate, well-administered public facilities is as important as adequate, well-administered regulations. The failure to provide frequent garbage collection, proper street maintenance, and capable water and sewer systems can lead to neighborhood disinterest and decline. The level of governmental services can be an especially critical point in borderline areas.

The Mixing of Incompatible Land Uses, Over-Zoning and Spot Zoning

The need for room for expansion frequently causes commercial and industrial uses to invade residential areas. This need is natural and the problem has not been the failure to zone enough property for business